

CITY OF RENO

Planning Commission

December 2, 2010

Staff Report

Agenda #

VI-3

Ward #

1

CASE No.: LDC11-00018 (Mt. Rose Elementary School Access Improvements)

APPLICANT: H & K Architects

APN NUMBER: 011-317-01

REQUEST: This is a request for a special use permit to construct a two story, $\pm 1,546$ square foot addition, located adjacent to residentially zoned property, to replace and improve ADA access facilities for the school.

LOCATION: The ± 3.3 acre site is located in the block bounded by West Taylor Street to the north, Lander Street to the east, La Rue Avenue to the south and Arlington Avenue to the west in the PF (Public Facility) zone.

PROPOSED MOTION: Based upon compliance with the applicable findings, I move to approve the special use permit, subject to conditions.

RECOMMENDED CONDITIONS OF APPROVAL:

All conditions shall be met to the satisfaction of Community Development Department staff, unless otherwise noted.

1. The project shall comply with all applicable City codes, plans, reports, materials, etc., as submitted. In the event of a conflict between said plans, reports, materials and City codes, City codes in effect at the time the application is submitted, shall prevail.
2. The applicant shall apply for all building permits for the project within 18 months from the date of final approval, and continuously maintain the validity of those permits, or this approval shall be null and void.
3. Prior to issuance of any building permit, the applicant shall attach a copy of the final approval letter recorded by the Washoe County Recorder's Office.

4. Prior to issuance of a building permit, the applicant shall have landscape and irrigation plans approved which include the addition of three code size trees to be installed in the parkway strip adjacent to West Taylor Street between Lander Street and the west side of the project building addition. The parkway trees shall be approved by the City's Urban Forester.
5. Prior to the submittal of improvement plans for public infrastructure, the applicant shall meet in the field with engineering staff from the Community Development Department to determine the extent and nature of repairs, renovations, or reconstruction of the existing curb, gutter and sidewalk along the project frontage on West Taylor Street.

BACKGROUND: The site is currently developed as an elementary school. The applicant is proposing to construct a two story 1,546 square foot addition containing enclosed stairs and an elevator to replace the exterior accessible facilities (wheelchair lift and stairs) located on the north side of the main school building facing towards West Taylor Street. Construction of the addition will require removal and reinstallation of landscaping and side walk improvements to this portion of the site. A new trash enclosure located ± 145 feet to the west of the addition, is proposed to the west and south of the existing trash enclosure. The new trash enclosure will be placed behind the front building line of the portable classroom in conformance with code for location and setbacks. Construction of the new trash enclosure will also improve access to the exiting enclosure, while removing it from the inside of the fenced playground.

ANALYSIS:

Land Use Compatibility: Land use surrounding the site consists of: a daycare/school facility and single and multi-family residential to the north; single family residential to the east; single and multi-family residential to the south; and single family and duplexes to the west. The two story (± 25 feet in overall height) addition directly faces single family uses to the north across West Taylor Street which are ± 80 feet from the addition. The addition is to be used for entering and leaving the building only and will upgrade the primary ADA access to the building as discussed above. The building will contain an entry vestibule, elevator and stairs. The addition will block $\pm 1/3$ of the classroom windows facing north thereby reducing the impact of these windows on the houses to the north. This addition will not increase the number of students or staff attending the school nor will it increase traffic or parking demand to the school (SUP findings a, d, e, f and h).

Urban/Environmental Design: The two story structure will be architecturally consistent with the main school buildings (see attached building elevations). Although site landscaping will be reduced by ± 102 square feet (consists of a turf reduction in the area of the addition), the overall site exceeds code (20% required - 32,123 sq. ft. while 36,530 sq. ft. will be provided). The site is currently deficient with regard to the number of trees required (3 trees). In order to address this, the applicant has agreed to install

three code size trees. These trees should be planted in the parkway strip adjacent to West Taylor Street between Lander Street and the west side of the project addition to help soften the building as viewed from the residences to the north (Condition No. 4).

The on site sidewalks in the vicinity of the addition will be reconfigured to provide direct, accessible pedestrian access to the addition from the existing sidewalks on both Taylor and Lander Streets (SUP finding d). All areas disturbed by the addition that are not otherwise covered by the building or sidewalks, will be replanted with turf.

Currently there are three on site trash dumpsters which are not located within an enclosure as required by code. This project will provide an enclosure for these dumpsters. The new enclosure is proposed to be constructed utilizing colors and materials consistent with the main project buildings and will include solid view screening gates.

No new project identification signs are proposed (SUP finding g).

Public Safety: Police staff had no comments related to this project. Fire staff indicated the fire sprinkler system in the existing building is required by code to be extended into and throughout the new building addition (SUP finding c).

Public Improvements: In addition to replacing an existing curb cut with new curb and gutter on West Taylor Street adjacent to the new building, the existing curb, gutter and sidewalk located in the vicinity of the new trash enclosure is broken and will be required to be repaired (Condition No. 5). There are no other public improvements associated with this request. All utilities necessary to serve the project are in place (SUP finding d).

Access, Circulation and Parking: This addition will have no impact on site existing access, circulation or parking (SUP finding d).

Master Plan: This project complies with the Public Facility/Plumas Neighborhood Plan Master Plan land use designation on the site. As proposed and with recommended conditions, the project appears to be consistent with the following applicable Master Plan policies and objectives: CD-6 hours of operation and general activity level sensitive to surrounding uses, particularly residential uses; CD-20 encourage landscaped parkways in residential areas; BD-1 architectural details sensitive to context, scale and texture of surrounding development; BD-2 building design which respects the character of a residential area; BD-3 new structures complement adjacent structures and provide a human scale at ground level; and Objective 12: Additions.

Plumas Neighborhood Plan: The project complies with Residential Core Area issues related to: additions respecting the historic architectural qualities of the main building; and enhancing the streetscape by adding trees along the street.

General Code Compliance: As proposed and with recommended conditions, the project is in compliance with City code.

Other Reviewing Bodies:

Washoe County District Health Department: The applicant is required to comply with District Health Department regulations related to: inspection and removal of asbestos materials; and obtaining a will serve letter to remove solid waste from a waste disposal company. To minimize excess water run-off, the applicant has agreed to install a wind sensor unit on all existing and new on site turf areas.

Historical Resources Commission: This project was presented to the Historical Resources Commission (HRC) on June 10, 2010 and July 8, 2010. Although it is not required, the applicant presented the proposal to the HRC for their input. The applicant incorporated suggestions made by the HRC at their June 10, 2010 meeting and presented the modified project at their July 8, 2010 meeting. The minutes for the two meetings are attached to this report (Exhibits B and C).

Neighborhood Advisory Board: This project was reviewed by the Ward One Southwest Neighborhood Advisory Board on October 12, 2010. A copy of their comments is attached to this report (Exhibit A).

AREA DESCRIPTION			
	LAND USE	MASTER PLAN DESIGNATION	ZONING
NORTH	Single and Multi Family Residential, School/Day Care Facility	Multi-Family Residential (7-14 du/ac)- Plumas Neighborhood Plan	MF14/PL
SOUTH	Single and Multi family Residential	Multi-Family Residential (7-14 du/ac) -Plumas Neighborhood Plan	MF14/PL
EAST	Single and Multi Family Residential	Multi-Family Residential (7-14 du/ac)- Plumas Neighborhood Plan	MF14/PL
WEST	Single and Multi Family Residential	Mixed Single Family/Multi-Family Residential (Newlands Neighborhood Plan)	MF14

LEGAL REQUIREMENTS:

RMC 18.06.405(e) (1) Special Use Permit

FINDINGS:

Special Use Permit: General special use permit findings. Except where specifically noted, all special use permit applications shall require that all of the following general findings be met, as applicable.

- a. The proposed use is compatible with existing surrounding land uses and development.
- b. The project is in substantial conformance with the master plan.
- c. There are or will be adequate services and infrastructure to support the proposed development.
- d. The proposal adequately mitigates traffic impacts of the project and provides a safe pedestrian environment.
- e. The proposed site location and scale, intensity, density, height, layout, setbacks, and architectural and overall design of the development and the uses proposed, is appropriate to the area in which it is located.
- f. The project does not create adverse environmental impacts such as smoke, noise, glare, dust, vibrations, fumes, pollution or odor which would be detrimental to, or constitute a nuisance to area properties.
- g. Project signage is in character with project architecture and is compatible with or complementary to surrounding uses.
- h. The structure has been designed such that the window placement and height do not adversely affect the privacy of existing residential uses.

Staff: Vern Kloos, AICP, Senior Planner



LDC11-00018 Mt Rose Elementary School Access Improvements



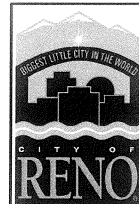
Subject Site



0 50 100 200 300 400
Feet

The information hereon is approximate and is intended for display purposes only. Reproduction is not permitted.

For additional information, please contact the City of Reno Community Development Department
Map Produced: October 15, 2010



Community Development
Department

450 Sinclair Street Phone: 334-2063
P.O. Box 1900 Fax: 334-2043
Reno, NV 89505 www.cityofreno.com

KIS: G:\PLANNING\Planning Case Maps\11\LDC11-00018



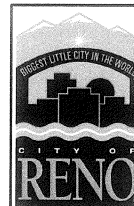
LDC11-00018 Mt Rose Elementary School Access Improvements

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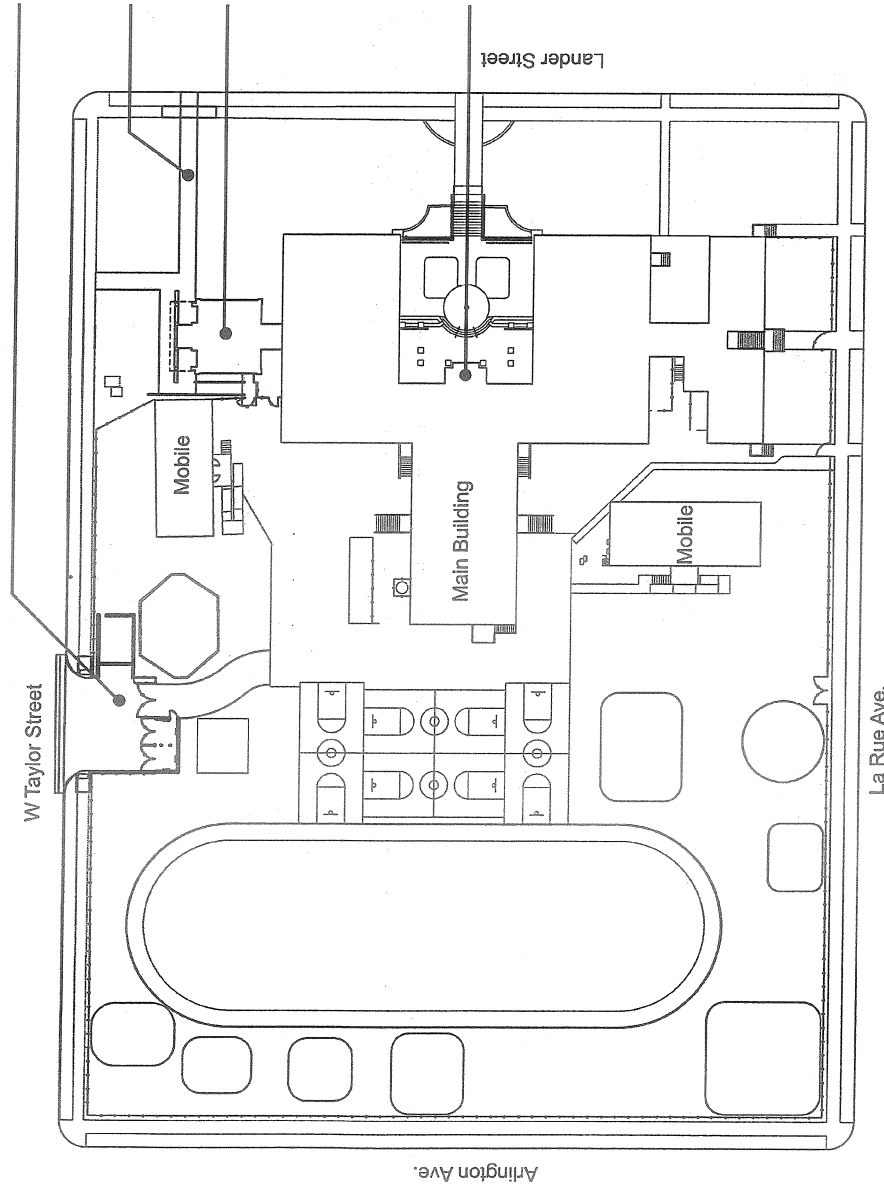
KIS: G:/PLANNING/Planning Case Maps/11/LDC11-00018

Upgraded waste/recycling enclosure
and secure delivery access

Sidewalk to accessible entry

Accessible entry addition

Main entry vestibule and plaza

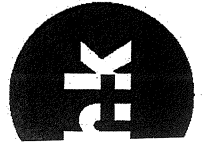


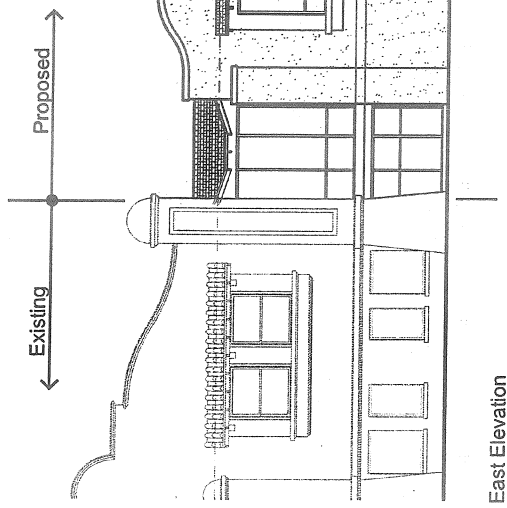
Proposed Site Plan

LDC11-00018
(Mt. Rose Elementary School
Access Improvements)

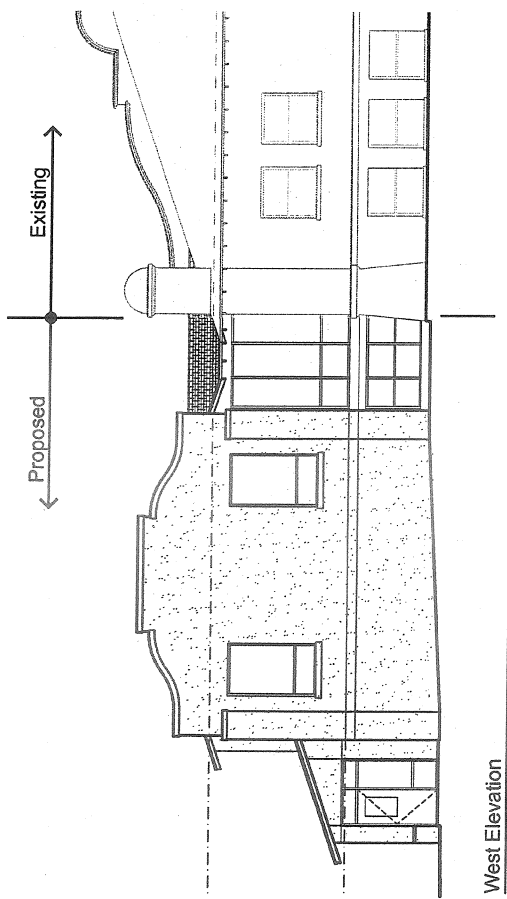


Mt Rose Addition SUP Application

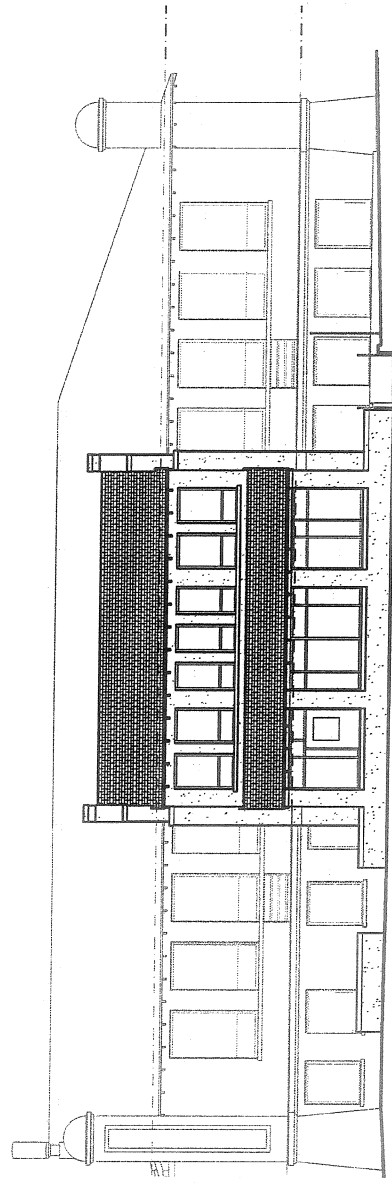




East Elevation



West Elevation

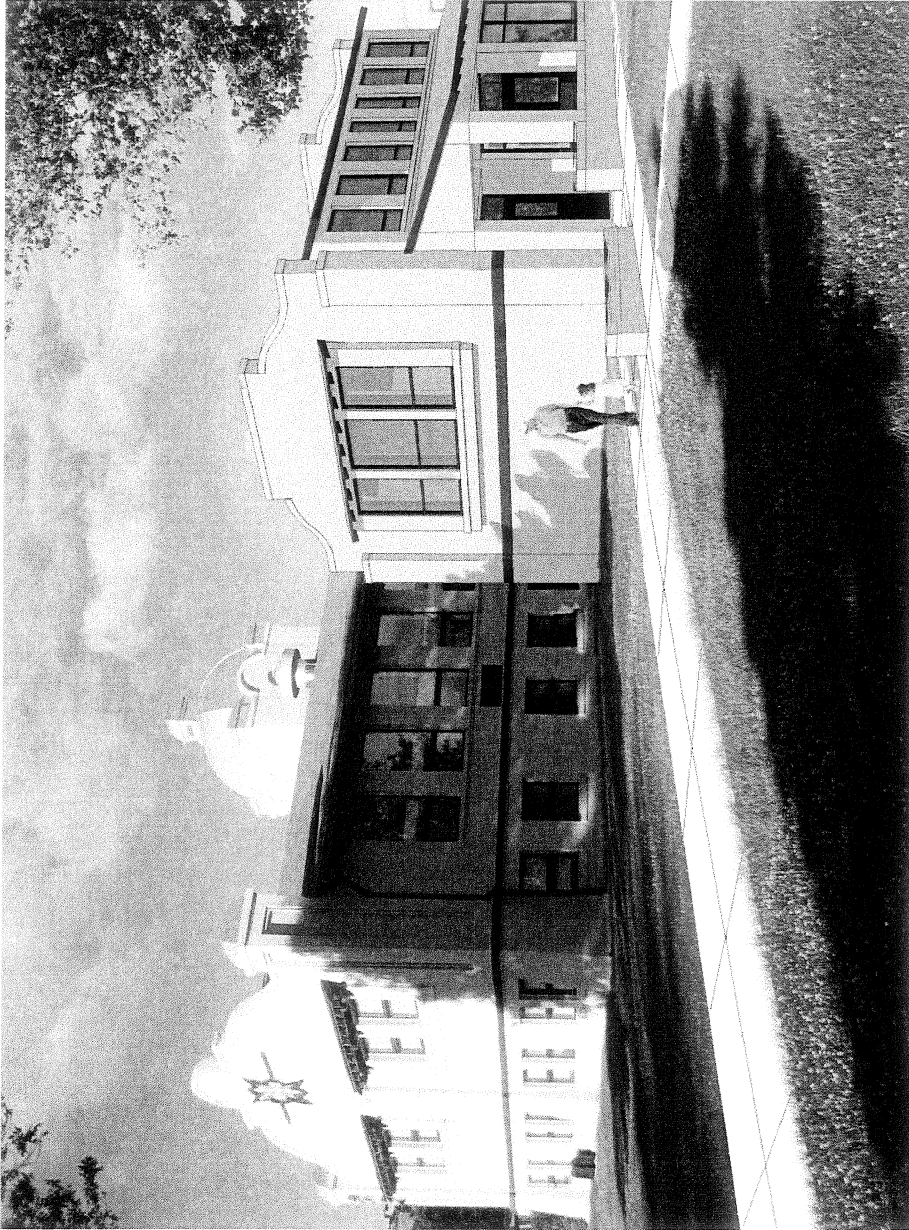


North Elevation

Proposed Entry Addition Elevations



Mt Rose Addition SUP Application



Proposed Entry Addition Perspective Revised



Mt Rose Addition SUP Application



PROJECT REVIEW FORM
Ward One Southwest Reno
Neighborhood Advisory Board

EXHIBIT "A"

Case No. LOC 11-00018 Date: 10/12/2010
Case Name: Mt. Rose Elementary School Access
Case Planner: Mike Roster
NAB Member Name: Jeff Hollingsworth
Community Liaison: Lisa Mann

NAB COMMENTS:

Recommend approval as submitted

Issues/Concerns: The "sample issues" box below may be used as a guide during the project review process.

SAMPLE ISSUES:

<i>Auto & Pedestrian Access</i>	<i>Public/Fire Safety</i>	<i>Architecture</i>	<i>School Impact</i>
<i>Neighborhood Compatibility</i>	<i>Traffic</i>	<i>Building Height</i>	<i>Pollution</i>
<i>Intensity/Density</i>	<i>Signage</i>	<i>Landscaping</i>	<i>Privacy</i>
<i>Good Location</i>	<i>Lighting</i>	<i>Environmental Concerns</i>	

Suggested modifications to the proposal to address NAB concerns:

Jeff Hollingsworth
NAB Member Signature



PROJECT REVIEW FORM
Ward One Southwest Reno
Neighborhood Advisory Board

Case No. LD11-00018

Date: 10-12-12

Case Name: 174 Rose Glenaday School Access

Case Planner: _____

NAB Member Name: _____

Community Liaison: Lisa Mann

NAB COMMENTS:

The use/impacts are great for the school.

Issues/Concerns: The "sample issues" box below may be used as a guide during the project review process.

SAMPLE ISSUES:

<i>Auto & Pedestrian Access</i>	<i>Public/Fire Safety</i>	<i>Architecture</i>	<i>School Impact</i>
<i>Neighborhood Compatibility</i>	<i>Traffic</i>	<i>Building Height</i>	<i>Pollution</i>
<i>Intensity/Density</i>	<i>Signage</i>	<i>Landscaping</i>	<i>Privacy</i>
<i>Good Location</i>	<i>Lighting</i>	<i>Environmental Concerns</i>	

Suggested modifications to the proposal to address NAB concerns:


NAB Member Signature



PROJECT REVIEW FORM
Ward One Southwest Reno
Neighborhood Advisory Board

Case No. LD 11-00010 Date: 10-12-10
Case Name: MT Rose Elementary School Access Improvements
Case Planner: Mike Boster
NAB Member Name: Patricia Hampton
Community Liaison: Lisa Mann

NAB COMMENTS:

Need improvements-

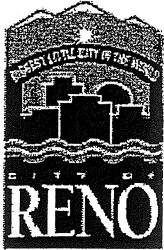
Issues/Concerns: The "sample issues" box below may be used as a guide during the project review process.

SAMPLE ISSUES:

<i>Auto & Pedestrian Access</i>	<i>Public/Fire Safety</i>	<i>Architecture</i>	<i>School Impact</i>
<i>Neighborhood Compatibility</i>	<i>Traffic</i>	<i>Building Height</i>	<i>Pollution</i>
<i>Intensity/Density</i>	<i>Signage</i>	<i>Landscaping</i>	<i>Privacy</i>
<i>Good Location</i>	<i>Lighting</i>	<i>Environmental Concerns</i>	

Suggested modifications to the proposal to address NAB concerns:

NAB Member Signature



PROJECT REVIEW FORM
Ward One Southwest Reno
Neighborhood Advisory Board

Case No. LD11-00018

Date: 10/12/10

Case Name: MT Rose Elementary School Access

Case Planner: _____

NAB Member Name: _____

Community Liaison: Lisa Mann

NAB COMMENTS:

Nice addition

Issues/Concerns: The "sample issues" box below may be used as a guide during the project review process.

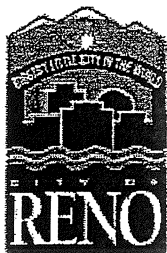
SAMPLE ISSUES:

<i>Auto & Pedestrian Access</i>	<i>Public/Fire Safety</i>	<i>Architecture</i>	<i>School Impact</i>
<i>Neighborhood Compatibility</i>	<i>Traffic</i>	<i>Building Height</i>	<i>Pollution</i>
<i>Intensity/Density</i>	<i>Signage</i>	<i>Landscaping</i>	<i>Privacy</i>
<i>Good Location</i>	<i>Lighting</i>	<i>Environmental Concerns</i>	

Suggested modifications to the proposal to address NAB concerns:

None

Lori Wray
NAB Member Signature



PROJECT REVIEW FORM
Ward One Southwest Reno
Neighborhood Advisory Board

Case No. LDC11-00018

Date: 10/12/10

Case Name: MT. Rose Accessible Entry Use Permit

Case Planner: _____

NAB Member Name: Joy Randall

Community Liaison: Lisa Mann

NAB COMMENTS:

Good Solution

Issues/Concerns: The "sample issues" box below may be used as a guide during the project review process.

SAMPLE ISSUES:

<i>Auto & Pedestrian Access</i>	<i>Public/Fire Safety</i>	<i>Architecture</i>	<i>School Impact</i>
<i>Neighborhood Compatibility</i>	<i>Traffic</i>	<i>Building Height</i>	<i>Pollution</i>
<i>Intensity/Density</i>	<i>Signage</i>	<i>Landscaping</i>	<i>Privacy</i>
<i>Good Location</i>	<i>Lighting</i>	<i>Environmental Concerns</i>	

Suggested modifications to the proposal to address NAB concerns:

NAB Member Signature

**VI. PRESENTATION, DISCUSSION AND RECOMMENDATION ON PROPOSED
MT. ROSE ELEMENTARY SCHOOL ADDITION**

Joe Gabica – Washoe County School District (WCSD), introduced Mark Johnson of H&K Architects and pointed out that the school district's student population had "flat-lined" and that building funds were now being used for building renovations/renewal and deferred maintenance. Mr. Gabica explained that the process to access the school environment, graduation rate and other issues started with a group of sixty (60) educators, parents and others to enhance the learning experiences. Drawing attention to the Mount Rose School, Mr. Gabica pointed out the similarities to the McKinley Arts and Culture Center (formerly McKinley School). As part of the renewal program schools are assessed in several areas including accessibility, security and technology deficiencies among other things. In the case of the Mount Rose School security was noted as a chief concern given the number of unsecured entrances compared to newer schools that have a single point of access during school hours. Mr. Gabica pointed out that an external lift had been installed to provide access to the second level of the school, which meets minimum ADA (Americans with Disabilities Act) requirement but not a satisfactory means during inclement weather.

Mark Johnson - H&K Architects, narrated a PowerPoint presentation (copy on file) of the two phased approach to renovation/renewal of the Mount Rose School. The first phase working on the project will be the upgrade and replacement of aging and dilapidated concrete stairways along with enhanced entrance security making it difficult to gain access to the school without being acknowledged. Additionally, classroom upgrades will be implemented such as interactive whiteboards and other technological infrastructure to bring the school on par with newer schools in the district. Mr. Johnson detailed how the entrance to the school would be upgraded and brought up to code. Additionally, other components of the Lander Street entrance will be improved including a rail wall that doesn't meet certain height requirements as well as drainage issues that cause water infiltration in the lower level. The new entry vestibule will be added under an existing roof to enhance the school's security during hours of operation.

Mr. Johnson noted that a ramp from the Lander Street would not be feasible given the grade separation. Therefore an elevator will be added in the north building additional that will service the two levels with a ramp to the lower level of the existing school. The transition area between the existing and new structure will be a glass enclosure with a metal expansion panel. The new structure located to the north of the existing school will use similar architectural detail but refrain from using the traditional rounded elements so that the new structure reflects and recognizes the historic aspects of the original building.

During the discussion it was noted that perhaps something other than a metal band could be used on the glass transition area between the existing and new structures. Other discussion noted concerns with the more rectangular look of the north structure compared to the original building.

As the discussion continued, it was pointed out that the single large window on the new structure appeared out of scale with existing windows on the original building. It was suggested that perhaps two somewhat smaller windows might be more appropriate and that some architectural treatment could be added to the wall area shown below the window. It was explained that windows could not be used in that particular location. However, the architects will refine the concepts to soften the lines of the new structure by complimenting rather than mimicking the original architectural lines.

Claudia Hanson – Planning Director, explained that Commission Barber would need to recuse herself from the discussion and vote since Mr. Johnson is her spouse. Ms. Hanson explained that other boards and commissions typically require recused members to withdraw from the meeting.

Commissioner Barber recused herself.

There was additional discussion about how best to soften the appearance of the new structure. It was suggested that perhaps architectural or other treatments could be implemented to that end. Other discussion suggested that perhaps some curvature to the design that does not imitate the original might address the somewhat austere look of the addition. Discussion then turned to the replacement of the trench rail that wicks water away from the structure. As the discussion continued, it was suggested that a revised plan for Phase Two of the project come back to the HRC (Historical Resources Commission) for further review. However, a recommendation on Phase One is needed so that Phase One can move forward with bid request and construction.

Chair Ainsworth opened the meeting to public comments.

Jenny Brekhus recalled previous meetings with school district officials on the project and noted her disappointment that she and other concerned users (parents) were not involved in the process. While she understands the security issues, she believes there are larger issues that the funds should be expended on.

Chair Ainsworth closed public comments.

Mr. Johnson explained that he had some discussions with SHPO's (State Historic Preservation Office) Alice Baldrice before her retirement about the continued use of the facility as an elementary school. However, recent calls have not been returned by her successor at SHPO. Mr. Johnson stated he could bring back revised rendering based on the HRC's input to the July 8, 2010, meeting.

Responding to Ms. Barber's inquiry whether she could participate as a member of the HRC that if someone other than her spouse were to make the presentation, Ms. Hanson explained that she

could not as she would still have some affiliation with H&K Architects since that is her spouse's employer. However, she believes that Ms. Barber can speak as a private citizen.

Chair Ainsworth reopened public comment.

Alicia Barber stated that she is speaking as a private citizen rather than as a member of the HRC. Ms. Barber pointed out that it is crucial that additions to historically significant properties do not closely mimic the historic forms but rather gesture towards the historic design elements. Ms. Barber noted that HRPS (Historic Reno Preservation Society) holds their meetings in the facility. While it is difficult to see any modification to a historically significant property the intent is to provide a protective environment to assure preservation of the building.

Chair Ainsworth closed public comments.

It was moved by Commissioner Ferrari, seconded by Commissioner Hollecker, to approve the design of the plaza and entryway as presented. The motion carried: Commissioners Erny, Ferrari, Hollecker and Chair Ainsworth assenting; Commissioner Barber recused, Commissioner Bath absent; and one position vacant.

Chair Ainsworth reopened the meeting to public comment.

Mark Taxer asked for additional information on: 1) whether there was any direct visual access to the vestibule area; 2) is additional personnel needed to monitor the secure access; 3) total cost of the new construction and plaza areas.

Mr. Gabica explained that the security monitoring system for the entry way and new construction would require one fulltime and one part-time employee. Mr. Gabica noted that the district is using several funding sources to cover the construction and other costs totaling ±\$5-million.

Commissioner Barber rejoined the meeting.

Exhibit C

Excerpts of the Historical Resources Commission Meeting Minutes
July 8, 2010
Page 1

VIII. PRESENTATION, DISCUSSION AND RECOMMENDATION ON PROPOSED MOUNT ROSE ELEMENTARY SCHOOL ADDITION

Commissioner Barber disclosed she was married to the presenter and recused herself.

Mark Johnson – H&K Architects, narrated a PowerPoint presentation (copy on file) and explained that there had been a change in the construction timeline thus delaying the project until early 2011. Mr. Johnson noted that Washoe County School District (WCSD) was beginning the SUP (special use permit) process and that this type of construction could only be done during summer recess as the building would not be accessible once the wheel chair lift had been removed. Mr. Johnson then explained that he had been in contact with Rebecca Ossa of the SHPO (State Historic Preservation Office) but had not received comments on the proposed design. Mr. Johnson then detailed the modifications made based on input from the Historical Resources Commission (HRC) that replaced a single large window with a combination of three windows on a somewhat smaller scale. Additionally, a window shade detail was added to reflect that used on the original building along with some curvilinear lines on the roof lines to soften the effect of the addition. Mr. Johnson explained that the site had been reviewed in its entirety for an appropriate location for the new addition. The addition could not be placed on the playground side of the structure facing Arlington Avenue, as it would then conflict with the secured perimeter policies of WCSD as it would provide the accessible access needed to meet ADA (Americans with Disabilities Act) requirements. Mr. Johnson noted that the band needed for the glassed portion of the transition area would be painted to match the existing trim work on the original structure.

Commissioner Hollecker stated that he felt this was an improvement over the June presentation and that he “liked” the outcome.

Commissioner Erny stated that he gives the revised project “bit thumbs up” and that he believes the architect had done a “great job in bringing the features to the structure while maintaining individuality.”

Chair Ainsworth stated that she could not support the location and size of the addition as she believes it changes the historic fabric of the building. Specifically, Chair Ainsworth feels that the addition is too large and should be located elsewhere on the site.

Mr. Johnson reiterated that the site was chosen since it is out of the secured area of the playground area. Other locations on the subject site would also encumber areas used by children during the school day and that the accessible access has to be located in front of the secured perimeter. Mr. Johnson explained that WCSD had adopted a single entry point policy during school hours with the exception of the accessible entrance. This new accessible entrance will be

monitored with entry into a secure vestibule so that school personnel can control who has access to the building during school hours.

Chair Ainsworth reiterated that she still could not support the scale and location of the proposed addition.

Commissioner Hollecker commented that it is better to leave such things alone and noted that the interior remodel had covered the hardwood floors with carpet.

Commissioner Erny pointed out that, in his opinion, this is a “big improvement” from the original presentation and that while he had hoped the modular units would be removed, this project provides the access needed and is “still a thumbs up for effort.”

Responding to Chair Ainsworth inquiry about the need to make a motion or recommendations, Deputy City Attorney Robert F. Bony explained that the ordinance did not, in his opinion, provide the authority for the HRC to do anything other than offer input on the matter.

Claudia Hanson – Planning Manager, noted that the meeting minutes would provide the Reno City Planning Commission the HRC members’ comments.

Commissioner Bath explained that she liked the proposal and that she would suggest the addition of historic photographs such as was done at the Crissie Caughlin Ranch House.

Ms. Hanson noted that the Planning Commission would review the SUP.

Chair Ainsworth thanks Mr. Johnson for bring the update to the HRC.

Mr. Johnson expressed his appreciation to the HRC for their input.

Commissioner Barber rejoined the meeting at 3:30 p.m.